

BOARD OF MAYOR AND ALDERMEN

April 5, 2005

7:30 PM

Mayor Baines called the meeting to order.

The Clerk called the roll. There were thirteen Aldermen present.

Present: Aldermen Roy, Gatsas, Guinta, Sysyn, Osborne, Porter, O'Neil,
Lopez, Shea, DeVries, Garrity, Smith and Forest

Absent: Alderman Thibault

Mayor Baines stated just a couple of brief announcements...so, if everyone is all set tomorrow at noontime we're having a rally for the Fisher Cats here at City Hall Plaza and we're also having an event on Friday night for the opening of Arena Football, we're going to have a little rally and parade down the sidewalk towards the arena. Secondly, the Fisher Cats had their first workout at the new stadium this afternoon at five-thirty, I was down there and also former Governor Benson came to City Hall today and I took him on a tour of the stadium and he's very impressed and asked me to congratulate the Board for the success of that project. So, we had a great day today and it's going to be a great day over the next few days with all the activity in Manchester.

4. Update to be presented by the Board of Assessors and representatives of Vision Appraisal regarding the City-wide revaluation.

Mr. Steve Tellier, Chairman of the Board of Assessors, stated we have with us here tonight two gentlemen from Vision Appraisal the company that was hired to do the revaluation of the City of Manchester. To my immediate left is Mike Tarello, Mike's the New Hampshire District Manager, he holds an MAI which is the highest designation in the appraisal field as well as several other designations...over 17+ years with Vision Appraisal System, 20+ years in the appraisal industry and Mike here besides being the Northern District Manager will be in charge of setting the commercial values for the City. To my far left is Mike Hurley. Mike also has 17+ years with Vision Appraisal System. Mike is going to be the Project Manager and coincidentally he was born and raised here in Manchester and is very familiar with the City and Mike will be in charge of setting the residential values and also in charge of the additional appraisers that will assist in that process. We have several handouts before you tonight. One is accompanying the powerpoint presentation that we have and the other two handouts...one is an update on the present status of the revaluation and the other handout is the timetable that we've established here for the City. So, if you'll allow me a minute I'll get

the powerpoint presentation underway. It will be brief and if you have any questions afterwards we'll be happy to answer any of those questions you might have.

Mr. Michael Tarello, Vision Appraisal, stated I'm just going to give you a quick outline of the revaluation process that will be completed for the City for the 2006 revaluation. Just a little background information about Vision. We were incorporated in 1975, we do services throughout New England and we provide not only just appraisal services but the camera software technology that's used in the City. They do approximately 60 projects per year and we have a staff of about 150 employees, over 100 appraisers and we have about over 300 computer installations throughout New England and the Northeast. We do provide a broad range of services as we're doing here a complete revaluation. We also do updates factorings, interim adjustments, consulting services for court work, the software and digitizing images. What you'll see when we do the project here...this is a flow chart of the process that we will go through. We've already developed a work plan with the Assessors...this is a form of public relations, we're also doing news articles and we'll be doing meetings with groups throughout the City throughout the revaluation. We started in February to collect the physical data, we are doing a quality control of those procedures along with the Assessors and the Department of Revenue and we'll be sending out information to verify sales information and income expense data and we'll do the analysis of this data and we'll do a field review and final valuation correlation of all the values and properties in the community. Once these values are approved by the Assessors the Department of Revenue will have informal hearings that will be done next summer and then we'll do the final delivery of the product. Some of the benefits of the revaluation will be to correct any disproportionate taxation, adjust values for market shifts, capture any new construction and of course provide access of all of this information on the web and also through the computerized files in the Assessor's office. This is a little organizational chart of what we have going on here. Our Operations Manager will be myself, the On-Sight Project Manager will be Michael Hurley. We have two Supervisors or Crew Chiefs that are managing the staff. Right now, we have about 7 or 8 field people out in the field doing the inspections, a staff of about 10 people here right now. In the next month or two we will be adding another 2 to 3 people. Basically, through the data collection and verification of the sales we kind of consider this the foundation of the project. We're very careful about collecting correct information making sure we have accurate data, measurements (i.e., bedroom/bathrooms counts), outbuildings, identification of the land...again, a picture of us measuring and the exterior inspections to include items like the style of the property, quality construction, proper grade, story heights, group structure, roof cover, wall construction, year built...we are looking for homeowner participation...the process takes about 15-20 minutes...we walk through the home...again, in measuring the outside and picking up all of the information. Interior would be items like room counts, bath counts, wall finish, floor finish, heating system, bath style and kitchen style. Once we've collected all of this data we'll use the town market information which will be sales information and rental information. We would develop land prices, building valuations, delineate neighborhoods throughout the City and develop these models for

market valuation. Once all of this data is developed we will compare it to the properties that do not sell and make sure that they are equitably assessed throughout the community based on market information and then we'll get the feedback also from the informal hearing which what we do with this basically is we'll send out a notification to the taxpayers of the proposed values that have approved by the Assessors and then we'll do the informal hearings with the field people who worked in the field and did the values and adjust any changes off of them to the Assessors for approval and then send out a second notice to the people who are changing. We will have web access for the people who can access information right from their homes on the computers and they can also have access at the Assessors office and if you would like other official buildings throughout the City. The appraisal software has the ability to do digitized mapping along with video imaging so that we'll have not just the appraisals but we'll also have photos and the ability to have maps to identify where the parcels are. We'll also be able to show the taxpayer the comparable sales that we utilized for each of the properties. In the website they can actually call up these sales to see what data was used to do the valuation. Again, here's the mapping information that we have to assist us in doing the values in the neighborhoods and we also use mobile tablets out in the field to actually download the data right into the system so this will alleviate any errors and so forth. So the appraisers out in the field can make corrections and have new value adjustments right there to look at the information. We have an automated sketching system, which is very easy to work and to explain to the taxpayers. During this whole process we'll make sure that there's proper client training so that the Assessors can be clear and understand the whole process. That's a brief explanation. I also handed out to you our timetable, which started in January and will be ending in October of 2006. Right now, we're at the collection stage and we've inspected about 3,300 property so far and we're pretty much on schedule. So, if there's any questions...brief, right to the point let me know.

Alderman Roy stated going back to slide 6 your project organizational chart my question pertains to multi-families and how they'll be broken down and who on your staff will be doing them whether they'll be residential or commercial appraisers and what you're breakdown of one to two-family or multi-family (2-to-4, 4-to-6).

Mr. Tarello stated yes we will analyze the multi-families by different styles so we will have an analysis done on two-families separately, three-families...4-to-7 and then 8 and higher. The two and three-families we usually do just the sales approach whereas the 4-units and higher will consider the sales approach and the income approach. So, we will designate them and identify them by their individual styles and have the ability to group them and analyze them individually so that they are accurately appraised consistently based on those four groupings.

Alderman Roy stated using the two approaches the 4-to-7 is what you're using as a breakdown of residential appraiser to commercial appraiser.

Mr. Tarello stated correct. The residential appraiser will concentrate on the 2-to-3 and the commercial will concentrate on the four and higher.

Alderman Osborne stated as far as the values when are those completed, what type of a timeline or how...do you take it in sections or do you wait until it's all appraised, how is this computed.

Mr. Tarello obviously it is appraised in sections. We'll have appraisers concentrating on the commercial/industrial, we'll have appraisers concentrating on the residential...pretty much we'll be doing this analysis in the fall and winter so we will be giving to the Assessors for review the initial analysis of the sales data that we used to set the values first for approval before we go out in the field and apply those values to the properties that did not sell, so we'll have throughout the whole process there are various steps right here at the physical stage of collecting that the Assessor's will approve each step as we go along.

Alderman Osborne asked do you have any values now at all?

Mr. Tarello replied no we do not. We're still collecting the physical data. We'll be analyzing the values starting in the late fall, early winter.

Mr. Tellier stated if I might add the major reason to wait is to get values as close to April 1st as possible. We'll be continually monitoring all the sales up through April and into the early part of the spring so that as the values are set as of April 1, 2006 they are the most accurate that we can set.

Alderman Osborne stated as far as it is right now in residential do you see any big changes from before, from the last revaluation.

Mr. Tarello replied well we've just started doing the physical data but the equalization ratio, which is set by the state for 2004, is around 57%. So, that's quite low. So, we will be seeing a fairly significant increase throughout the City to get them equitable to the 100%.

Alderman Porter stated depending on how far that ratio goes down it's quite possible to see assessments double. If you get down to the 50% then you'd be in the range of double. But, I think people have to bear in mind that the tax rate also hopefully has a commensurate drop so people's taxes...nobody's taxes are going to go up right, Mike? No, but I do have one question.

Mr. Tarello stated I can defer that to the Assessor.

Mayor Baines stated a very important point to make. If you could just explain that a little bit more thoroughly.

Alderman Porter stated I think what happened is and having been through two of these earthquakes when the notices go out people immediately take the old tax rate that they just had on their first bill and apply it to the new assessment and when they revive they call the Assessors. You just can't do that and I think that as much publicity and as much information as the Assessor's can put forth will be helpful because it is scary, particularly elderly people who may not understand the system or people who just don't have any understanding of how that works. So, the tax rate will drop but of course depending upon the budget as to how far it drops. But, people cannot use the new assessment as applied to the old tax rate. There is a House Bill 176 for making it a requirement to provide rental and lease information for property to develop your income approach...where is that?

Mr. Tellier replied the Committee on Municipal and Government at the Legislature has retained that bill for additional study which we take as a positive sign because they haven't rendered that inexpedient to legislate, they're giving it additional weight. Furthermore, there is going to be a consortium of assessors that are going to appear before the New Hampshire Board of Realtors to explain the need for this and to assist in getting information out to try to get this passed. But, currently, there is no law that requires that anybody submit that information. I might add, Alderman, in regard to the publicity comment...the gentlemen here and the Board of Assessors will continue to update this Board periodically as the process winds its way through, we'll be appearing most likely before the Manchester Taxpayers Association, the Landlord Association...most likely, we'll be appearing as we have in the past with Elderly Services Committee and talking about exemptions and there's a great deal of work to do and you folks here at the Board of Mayor and Aldermen will be kept abreast.

Alderman Guinta, Steve, can you comment on the last time we had a reval...did the tax rate drop equally but proportionally to the increased investment>?

Mr. Tellier replied the short version is that it's A divided by B equals C meaning that you have your appropriation and you divide into that the taxable assessment that you're able to do that, your net assessed value and there you have your rate. The last time we had a revaluation the tax base went up I think around 37%, I think it was around that and the tax rate dropped a little over \$7.00 almost \$8.00.

Alderman Lopez stated a couple of things. The last time we went through a revaluation we had problems with non-buildable lots, which upset a lot of people, so I hope you have the correct information. Secondly, it was identified that the Building Department was suppose to provide the Assessors with all of the buildable lots in the City to ensure that when we do this reval that we won't have the people...just a comment...the other thing I'd like to bring to your attention is and I've had seven people tell me this and I'm sure other Aldermen have had the same thing and I'd like to have the reval company or the Assessors...people saying

I'm not going to let them in my house. Could you explain why it's important to let these people into their houses...how you're going to evaluate their house if that happens.

Mr. Tarello stated as I spoke earlier during the presentation we spoke about inspections being the foundation of the project. Getting into the home is vital because it will make the whole process accurate for all of the identification of the internal components that are really important in the final evaluation. If we cannot get into the home we'll have to estimate what's in there...we'll estimate similar to what other homes in the community or in the neighborhood are similar to your but really, we really think that the best benefit to the community and to the individual taxpayers is if we can get into these properties. The more accurate information we have the more accurate the values will be and the assessment will be. We are trying to make two attempts to get into the properties and then all the properties that we do not get into we're going to send a letter to the property owners to set up appointments to access their homes. During our informal hearing process if we haven't gotten into the homes we'll attempt to get into the homes again, so we are going to make all efforts to maintain and get into all properties.

Mr. Tellier stated I might add we have a list of all personnel and the vehicles that they are driving with their registrations on file with the Manchester Police Department. We're also notifying them of what vicinities...as I've sent a letter to you as well, we're in the vicinity of Bridge Street south between Elm Street and Mammoth Road...that's to make the best use of the time. Mike Tarello's indicated that we've visited 3,300 homes in the last several weeks since they've begun, so they've made great strides already and they do carry photo ID's and in the event that anybody has a concern about letting them in or they have additional questions they're certainly encouraged to call the Board of Assessors who would be happy to speak to them.

Alderman Shea stated I believe that if one of the representatives isn't allowed into the home a person can't file for an abatement because of the fact that they haven't been allowed in.

Mr. Tellier stated that's not to say they can't file. But, they jeopardize the ability to proceed at the appellate level because it would be unfair to the Board of Assessors or even the revaluation company to make a change on a property that's been refused entry. So, not only are we trying to protect the rights of each individual taxpayer but we have to protect the rights of the 31,999 other parcels that are out there. So, we're trying to be fair to everybody.

Alderman Shea stated to drive the point home they can still file.

Mr. Tellier stated they can file but if upon an official request by the Board of Assessors is additionally refused then they jeopardize their right to appeal at the Board of Tax and Land Appeals and that's a law, it's been reported, it's been in *The Union Leader* and other stories.

Alderman DeVries stated I would like to pursue that point just a tad further. Our past reval and I understand you won't be prepared with statistics tonight but in our last reval do you have any idea of the number of homes where we were actually able to gain entry into and do an internal evaluation as well as the external measurements and figures.

Mr. Tellier replied we got external measurements on just about everything. Additionally, that was one of the reasons...I would say we got measurements on 99% of the properties here in Manchester that were accurate.

Alderman DeVries stated that was not my questions, Steve. The last time we did a revaluation there's a percentage of homes that we actually go inside when they're doing the review process and there are others that just by natural recourse or never available, nobody's ever at home or the appointment's never made, is that like 50% of the homes?

Mr. Tellier replied it was substantially more than that that we go into the homes. I don't have the statistics in front of me but they'll be reporting the data collectors will be reporting...they have codes of whether they were allowed entry, information was taken at the door or it was a refusal. So, this will all be tracked as well.

Alderman DeVries stated where I'm headed with this because I think that it's a common myth and I'd have to say that in the past I have gotten into this to a certain degree myself...people have been fearful to having the interiors inspected because they felt they were more likely to have received a higher assessment of their property if the interior of the home...I'm wondering if there's a tracking tool that we can initiate with this revaluation that maybe compares the percentage of properties...go through an appeal process with you that have an interior inspection to those that do not and just see if we can build some sort of a case for future because this is a process we're going to have to be going through as a City every five years we might as well start dealing with is it fact or is it fiction.

Mr. Tarello stated I can just add to that in our system every time we go for a visit, the first visit, second visit we code what kind of visit it is. If we did just an exterior...if they only gave us information at the door, if they refused us and asked us to leave or if we actually got into the property. So we'll have all of those statistics for the Assessors as we move along. Roughly, now our first pass through before we've done any letters or anything we've been getting in to around 40% of the 3,300. Usually in the first pass through it's 40 to 50% so we're somewhat on track. Well have all of that information available at any time, any report you'd like to see we can run.

Alderman DeVries stated Steve you understood where I was headed...to tie that to the final process with people who are questioning their appeals and statistically try to develop something for the future. Thank you.

Alderman Porter stated Steve I think there's been a change recently in the timing for the filing of exemptions, this is not a revaluation issue, but I think they're reverting back to what it was. Last year, for example, if a veteran came in after the bill went out they had until March 1st. I believe and I'd like you to pursue it because I don't want to state it unequivocally but that could be a major change. The filing period now is April 15th of the year you're filing for. If that is indeed the case I think we should have some publicity on it to encourage people who do think that they do qualify for an exemption that they do come in by the 15th of April...it doesn't give a lot of time but if they wait as last year until the bill goes out and they don't have until March of the following year to apply for this year's exemption, so I think that that could be important.

Mr. Tellier stated that was a piece of legislation, I believe, that was passed last year and it had a future date to do. What I'll do is report to this Board in writing and we'll also follow-up with some information to *The Union Leader*.

Alderman Lopez stated just one more question. You indicated that it's going to take you 15 minutes to go on the property. Are you going to go by the card that the Assessor's give you or are you going physically going to measure the house and all of that...I think it's going to take you more than 15 minutes.

Mr. Tarello replied obviously it's going to depend on the property. The larger homes would take longer. I was using as an example a ranch or a cape...we are taking out the property record cards but we are inspecting the whole building, we're doing all of the measurements over again and we're relisting all of the components that are on the property and this information is given to the Assessors for them to quality control our work which is quality controlled by our supervisors.

Mayor Baines stated thank you very much for your presentation.

CONSENT AGENDA

Mayor Baines advises if you desire to remove any of the following items from the Consent Agenda, please so indicate. If none of the items are to be removed, one motion only will be taken at the conclusion of the presentation.

Informational - to be Received and Filed

- B.** Minutes of the MTA Commission meeting held on March 1, 2005 and the Financial and Ridership Reports for the month of February 2005.

Accept Funds and Remand for the Purpose Intended

- C. Communication from the Deputy Finance Officer advising of the receipt of funds in the amount of \$1,000.00 from Dartmouth College to purchase child seats for the Children Passenger Safety Program through the Police Department.

REFERRALS TO COMMITTEES

COMMITTEE ON FINANCE

D. Appropriating Resolutions:

“Raising Monies and Making Appropriations for the Fiscal Year 2006.”

“A Resolution appropriating to the Manchester School District the sum of \$142,203,719 for the Fiscal Year 2006.”

“A Resolution appropriating to the Manchester School Food and Nutrition Services Program the sum of \$5,512,450 from School Food and Nutrition Services Revenues for Fiscal Year 2006.”

“A Resolution appropriating to the Manchester Aggregation Program the sum of \$834,682 from Aggregation Fees for the Fiscal Year 2006.”

“A Resolution appropriating to the Manchester Airport Authority the sum of \$57,057,100 from Special Airport Revenue Funds for Fiscal Year 2006.”

“A Resolution appropriating the sum of \$3,245,749 from Recreation User Charges to the Recreation Division for Fiscal Year 2006.”

“A Resolution appropriating the sum of \$15,184,335 from Sewer User Rental Charges to the Environmental Protection Division for Fiscal Year 2006.”

“A Resolution appropriating to the Manchester Transit Authority the sum of \$1,074,691 for the Fiscal Year 2006.”

“Appropriating all Incremental Meals and Rooms Tax Revenue Received by the City in Fiscal Year 2006 and held in the Civic Center Fund, for the payment of the City’s Obligations in Said Fiscal Year Under the Financing Agreement.”

“Approving the Community Improvement Program for 2006, Raising and Appropriating Monies Therefore, and Authorizing Implementation of Said Program.”

“A Resolution appropriating to the Central Business Service District the sum of \$225,000 from Central Business Service District Funds for Fiscal Year 2006.”

E. Resolution:

“Continuation of the Central Business Service District.”

**HAVING READ THE CONSENT AGENDA, ON MOTION OF ALDERMAN O'NEIL,
DULY SECONDED BY ALDERMAN SMITH, IT WAS VOTED THAT THE
CONSENT AGENDA BE APPROVED.**

A. Minutes of the Mayor's Utility Coordinating Committee meeting held on March 16, 2005.

Alderman Gatsas stated on page 1 the second one from the bottom that said JacPac, City could close soon, all utilities will be shut down and buildings demolished. Can somebody explain to me what that means?

Mr. Robert MacKenzie, Director of Planning and Community Development, stated I don't believe there's any plans currently for demolishing the buildings. There is a small part of the overall budget set aside in case there is a need to do so when it gets to certain marketing, but to my knowledge MHRA or the City do not have any plans to demolish.

Mayor Baines stated that is correct.

Alderman Gatsas stated so then this report is incorrect. I'm looking at it and it says the 16th and it says "the City could close soon", I thought we already closed on the property.

Mr. Randy Sherman, Deputy Finance Officer, stated we closed back in January.

Mayor Baines stated that is correct what Bob just said...there are no plans to do any of that at this time.

Alderman Roy stated I think Alderman Gatsas and I were going in the same direction. I'm looking at it from a larger approach. When you look at the attendees we're asking a whole lot of private companies to come in and take staff time and send representatives to talk about projects but when the attendance over the last six months or so has dwindled so that I'd ask the Mayor's Office and the department heads that are here if you have someone that represents your department on these committees please get them there so that we can get the most accurate information.

Alderman O'Neil stated just two comments. I think that's a great comment. I have brought it up before...there's 23 people and 7 showed up at it. The other comment I wanted to make is I have found over the years that this is not very accurate. They report on projects that are a year old some times and I haven't put a lot of stock in the accuracy of the report. I don't know why it's like that but I have found that.

Mayor Baines stated we will address that.

Alderman Garrity moved to receive and file the minutes of the Mayor's Utilities Coordinating Committee. Alderman Lopez duly seconded the motion.

Alderman Garrity stated JacPac land is not in Ward 9 it's in Ward 3.

Mayor Baines stated it used to be in Ward 9 that's true.

Mayor Baines called for a vote on the motion. There being none opposed, the motion carried.

6. Nominations to be presented by Mayor Baines, if available.

There were no nominations presented by Mayor Baines.

On motion of Alderman Forest, duly seconded by Alderman Osborne, it was voted to recess the regular meeting to allow the Committee on Finance to meet.

Mayor Baines called the meeting back to order.

OTHER BUSINESS

9. A report of the Committee on Finance was presented recommending that Appropriating Resolutions:

“Raising Monies and Making Appropriations for the Fiscal Year 2006.”

“A Resolution appropriating to the Manchester School District the sum of \$142,203,719 for the Fiscal Year 2006.”

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“Approving the Community Improvement Program for 2006, Raising and Appropriating Monies Therefore, and Authorizing Implementation of Said Program.”

“A Resolution appropriating to the Central Business Service District the sum of \$225,000 from Central Business Service District Funds for Fiscal Year 2006.”

and, further that a Resolution:

“Continuation of the Central Business Service District.”

be referred to a public hearing on Wednesday, April 20, 2005 at 7:00 PM in the Aldermanic Chambers.

Alderman Smith moved to accept, receive and adopt the report of the Committee on Finance.

Alderman Roy duly seconded the motion. There being none opposed, the motion carried.

10. Action regarding City’s Hazard Mitigation Plan.

Alderman O’Neil moved to approve the City’s Hazard Mitigation Plan. Alderman Shea duly seconded the motion.

Alderman Lopez stated I had a discussion with Mr. MacKenzie in reference to sewage and I think it’s important...if he could explain that the unfunded mandate by the federal government and what that means. I think that’s very important because my own wife mentioned that at Bills on Second Reading which is coming at the next meeting is the increase in sewer rates that we passed and it’s very important that he explain that to the public.

Mr. MacKenzie stated the federal government has decreed that the City must separate its combined sewer overflow system so it must separate out the sewers from the drainage systems. The last estimate, the most current estimate is that that will cost \$150 million. The City has committed to the first phase which is about \$56 million...virtually all of that first phase has been City taxpayer money through the sewer user fees. It’s likely that a majority of the balance of that fund over the next 8 or 10 years will also come from the taxpayers.

Alderman Gatsas stated maybe somebody from the Highway Department can tell me...I think I had asked the question a few months ago with what was actually in the reserve accounts.

Mr. Kevin Sheppard, Deputy Public Works Director, replied I'm not prepared to answer that question tonight. I didn't bring that information with me, but we can get that to the Board.

Alderman Gatsas stated and what's available for allocations with those funds and what they're set aside for and whether those funds can be used for some of this CSO project.

Mr. Sheppard stated what we can send out is how we calculated the rate increase. The rate increase was based on a drawdown of the available funds over time and keeping a balance in the fund but we can get that out to you.

Mayor Baines stated just get the information and send it out to the Board.

Alderman Shea stated I thought that in years past that the City was saving a great deal of money because they first of all purchased the property over at Hackett Hill and then the other point was that there's some discussion about the impact that the purchase of JacPac may have. Could you help us out in that regard. I really thought that because the City was taking various moves the amount of money that the City was going to have to pay to clean up the Merrimack was being deducted by the federal government proportionately as we make investment. Is that correct or incorrect?

Mayor Baines stated Aldermen just so that everybody is tuned in because Bob is going to be drawn into this, I know, so if we could just listen.

Mr. Sheppard stated that is somewhat correct. As part of buying properties...what the EPA is looking at us doing separation work it's not necessarily looking at the cost of purchasing the properties. But in purchasing the properties it allows us to put facilities on those properties, therefore, saving the cost of purchasing property down the road but there are savings.

Alderman Shea asked will it actually amount to the amount of money that we're projecting or will it possibly be pro-rated according to how much money we're spending in terms of putting holding tanks down where JacPac may be to clean up the overflow and so forth?

Mr. Sheppard stated we're hoping the numbers will be a lot lower than what's projected. In the Phase I we're seeing construction numbers coming in a little bit lower, the Phase II which starts in 2010...we've got to work with EPA but there's no defined plan for that right now and that's what we're working on, but what Mr. MacKenzie mentioned are some of the estimates that were thrown out way back but we're hoping that the numbers will be a lot lower.

Mayor Baines asked do you have anything else to add to that, Mr. MacKenzie?

Mr. MacKenzie replied I would add in terms of the Hackett Hill purchase the City six years ago was faced with full separation of its entire system and through negotiations with the State DES and the EPA there was an agreement whereby the City would do a basic separation of systems, purchase on Hackett Hill...that agreement basically did save the City considerable money because we reached that agreement.

Mayor Baines stated it was going to be well over a million dollars wasn't it if I remember right.

Mr. MacKenzie replied yes.

Alderman Guinta asked where in your budget CSO itemized...CIP or where...

Mr. Sheppard replied it's part of the CIP. It's based on different projects within the CIP not a line item within the CIP/CSO.

Mayor Baines stated it's in your packets that you received.

Alderman Guinta stated he just said it's not a line item.

Mayor Baines stated if you could delineate that, Kevin, so when we're doing the budget process. We'll get the information so that everyone has it.

Alderman Guinta stated let me just be clear on what I'm asking. I'm trying to find out what the FY06 impact is.

Mayor Baines stated okay that's fine we're clear.

Alderman Smith stated this came up before in the Committee on Accounts and I believe what happened the CSO project was drawn down in reserves and if I'm correct it went from \$13 million down to \$6 million and it didn't have enough money to cover the projects that were under mandate and as you well know there's a lot of activity going on on the west side and my ward is 80% done now and now they're going up to 11 and 12. Essentially, it's separation of drainage and sewage but that's the whole thing and I think you can find it in Committee on Accounts.

Mayor Baines called for a vote on the motion to approve the plan.. There being none opposed, the motion carried.

NEW BUSINESS

Mayor Baines stated there will be a shuttle from Arms Park leaving at five-thirty on Thursday night, correct Alderman Lopez, and secondly, I want to commend the staff that been working diligently, is still working diligently associated with the ballpark opening. I know I've been down there quite a bit lately and I do see Leon going around with a checklist and I want to thank Leon, Bill, Tom Lolicata, all the different agencies, Police, emergency personnel, Highway who have all worked together and if I forgot someone I apologize because it's been a great team effort and we're looking for good weather and a great opening on Thursday night.

Alderman Lopez stated in the past few weeks we've had much discussion in reference to the Enterprise System and I say that to the Chairman of the Finance Committee has a meeting on that too, but I think it's important that we get the Parks Commission involved in this process, your Honor. I believe you have another committee Athletic Committee...

Mayor Baines interjected no we have the Sports Council.

Alderman Lopez stated I think so that everybody is on the same page I'm asking that we delegate the authority to the Commission to review this and come in with some policies to this Board that they have a complete input into the process in the City of Manchester because I think it's a very important with the Master Plan coming and everybody's got to be on the same page, but I think the Parks Commission are the ones that should have a say in this. So, I'm asking this Board to give them that authority.

Mayor Baines stated he would accept that as a motion. Duly seconded by Alderman Smith.

Mayor Baines stated I do support this. Alderman Lopez and I have discussed it and Steve Johnson the new Chairman of the Commission is here tonight...I'll be sitting down with Steve and Ron and others and with the Sports Council and our goal also is to bring some people from the business community into this discussion that could lead us in certain directions. In addition, we've been pointing out some opportunities for different conferences that are available around public arenas and how they can be made successful in an enterprise, so we're pursuing a lot of options with them and we hope that our work with the Commission will come up with some sound recommendations as we go forward.

Alderman DeVries stated before we take a vote I just wanted to clarify the motion. Is it asking us to delegate the authority to the Parks and Rec. Commission to review and advise or recommend.

Mayor Baines interjected to make recommendations.

Alderman DeVries stated as opposed to setting policy.

Mayor Baines replied that is correct.

Mayor Baines called for a vote on the motion. There being none opposed, the motion carried.

Alderman Gatsas stated I guess I have a question for Leon. The Certificate of Occupancy for the ballpark, I assume, has been issued or will be issued.

Mayor Baines stated I know it was for the arena right up to the opening of the arena, so tell me it's not going to be any different.

Mr. Leon LaFreniere, Building Commissioner, stated it has not yet been issued. We do not anticipate it will probably be issued until Thursday but I fully anticipate that that will not be a problem. We've been working closely with the contractor and all the subtrades on the various components of the project. As you understand, I'm sure, it's a complicated project with a lot of construction in a short timeframe so everything's coming to head right now, but I spent the bulk of the day down there today and I fully anticipate they'll make the schedule.

Mayor Baines stated all the state agencies have been wonderful too. I know the Commissioner of Labor has been down, he's been in contact with me...all the different agencies are working together and I can remember that those who look back at the opening of the arena was right up to the end as it is with a lot of businesses opening by the way. So, we've been there before.

Alderman Shea stated the Federal Emergency Management Agency approved the State's request for snowstorms. Is Manchester eligible and can we expect any funding?

Mr. Sheppard replied the storm of January 22-23 which was a Saturday night that storm cost the City approximately \$120,000 and we're in the process of going to meetings and applying for that, so we anticipate revenue of anywhere from \$120,000 to \$150,000 for that storm from FEMA.

Alderman Shea stated so that would be returned to the Highway Department.

Mr. Sheppard replied that goes back into the general fund, I'm sorry I believe they pay 70% of that cost or something like that.

Alderman Shea stated I know that in anticipation of overtime as well as storm expenditures we did approve at the last meeting an amount of about \$525,000 so you're saying that whatever is returned would be returned to the general fund which would obviously help the budget.

Mr. Sheppard stated that is correct.

Alderman DeVries stated I just wanted to mention that the Airport Committee meeting which had been scheduled for five o'clock tomorrow evening has been canceled and tentatively we're rescheduling for Monday, April 11th but that will be advertised.

Alderman Guinta stated the impact I have on the CSO project it's \$8.9 million for '06 at Cohas Brook.

Alderman Gatsas stated I would like to make a motion that from Contingency we move \$20,000 to Parks and Recreation for the Weston Observatory project to start and then in this budget cycle and another \$25,000 in the next budget cycle.

Mayor Baines stated we can't appropriate in the next budget cycle that would have to be a recommendation.

Alderman Gatsas stated well either that or maybe Mr. MacKenzie can find the other \$25,000 that's floating around in some one of those accounts that I know is available.

Mayor Baines asked just explain where you got that number, Alderman?

Alderman Gatsas replied the total to complete the project is about \$45,000 is what they're projecting, it could be a little less than that but \$20,000 would get them started so that it could be completed sometime the summer of this year.

Alderman Guinta duly seconded the motion.

Alderman Lopez stated I know there was a fund raiser we haven't received a report as to the amount of money that they raised...I sit on that committee and we haven't had very many meetings because it's being handled by one individual. But, we're looking at the Contingency money going toward that...it's more than \$35,000, it's going to be really high money that's going to be taken up at Weston Tower and I think it has to be looked at.

Mayor Baines stated isn't the idea to try to create the least amount of money that people can get together and match it, I think that your...

Alderman Gatsas stated I think there's a fund raising contingency I believe in 1976 that came together and redid the observatory back then and turned it over to the City and some 30 years later we're in the same position as we were in '76 when they were ready to tear it down. So, I think that the community has done their part once, I think it's time that we as a City step to the plate. We continually ask people to participate but I think they've already done that on this project once and I think it's certainly a \$45,000 venture to get something that is on the

Historic Ledger fixed and preserved for the City of Manchester, I think that's an important issue, your Honor.

Alderman Lopez stated I sat also on that committee that restored it at Parks and Recreation and I can tell you truthfully that after it was restored you're absolutely correct because the City would not fund any money for that particular area during all of those years and that's why it's deteriorated. So, I believe that if we're going to do that there are other parts of the City that we need to take care of. I'm not against that it's just a question as to whether it should come out of Contingency or whether it should come out of the Derryfield Park fund that's up there now and transfer some money out of that area.

Mayor Baines asked Mr. MacKenzie are there any other potential sources of funding other than Contingency that we could look at?

Mr. MacKenzie replied I'm not aware of any right now. I'm going to go back and check and see if there are any historic renovation funds available on a national basis.

Alderman O'Neil stated I appreciate my colleague from Ward 2 trying to address a gem in the City of Manchester I guess my only concern is I haven't seen one communication on what the money is going for. I have no idea what \$45,000 gets us. I just think we need to have some process with this other than just approving money. I sit on the CIP Committee, I've never seen a request before to the CIP Committee from the department, from any non-profit group...I'm just speaking for myself I have absolutely no knowledge of what's going on up there.

Mayor Baines stated I don't think there's anything time sensitive with this is there, Alderman Lopez? I know there's some work that's going to be done on a day coming up pretty soon but I don't know if there's a cost associated with that.

Alderman Lopez stated the tower was spearheaded by Mr. Martel the son of Louis Israel Martel who did it in 1976 and there's a committee of about 4 or 5 people on there and we've met a few times and we've sent letters out to various businesses. We haven't had a report as to the money. It has to be repaired if they're going to go through the process of opening it up but I think the whole thing has to be looked at. Don't get me wrong it should be repaired but the City has got to be prepared to take care of it from that point on because it will just happen again. But, I think there's other places and I agree with Alderman O'Neil no communications have been sent to the Board of Mayor and Aldermen and I sit on that committee.

Alderman Gatsas stated, your Honor, with all due respect I think that there are a lot of things that move around here without communications to the Board, there's no question and just for Alderman Lopez' edification there was a meeting of that committee this evening right here in

the conference room in the back so you must have just not been in the correspondence loop but there was a meeting tonight, there was conversation about it. They were talking about trying to get that open for sometime in the middle of the summer. So, we're not talking about \$2.6 million we're talking about \$45,000 to preserve something that's on the Historic Ledger.

Mayor Baines stated let's just point something out here this evening. One, obviously, you can pass it or you can defeat it or you could refer it to CIP or something like that.

Alderman Lopez stated I don't think it ought to be defeated. I'm for restoring it but I'm just saying coming out of Contingency might not be the best solution. I think that it ought to go through the process and look at exactly what they're going to do up there so that we make sure that everything is going to be done accordingly and if it's going to be City money...how's it going to be handled, is it going to be contracted out because these are volunteers up there that are going to be doing this. So, that's all I'm saying. We went through that same process the last time when Louis Martel did it and the Aldermen had a hard time with a lot of stuff.

Mayor Baines stated the other thing is you could table it and more information could come forward too, so we have several options here and I would suggest we try to bring some closure to this.

Alderman DeVries stated as much as I would agree that any historic structure in our City needs to be looked at with very open eyes by this Board we are in the process of finishing a budget year that had significant cuts on the City side and we're headed into a second budget year where there isn't any ability to bond any projects. My concern would be before we enter into a project that is more of a historical value to the City that we do evaluate any public safety issues that we have to make sure that we have addressed the most critical of our projects first and try to priorities with the limited funds that we have available to us for projects that are going to secure the safety of the public. As Alderman O'Neil suggested we need to go through the CIP Committee and make sure that we are meeting our priorities to the community first.

Alderman Smith stated everybody knows I've been after the Enterprise and this is the same situation. You have to go through a process and I really think that the best opportunity is to present it in writing, what their wishes are for Weston Tower along with Gill Stadium to the CIP Committee for the budget process and let it flow through.

Alderman Gatsas stated can I ask a question of Finance. How much is in Contingency?

Mr. Sherman replied \$147,000.

Alderman Gatsas stated there's more than ample funds.

Mayor Baines stated but we are facing some end-of-the-year closeouts and some departments are having some issues as Alderman Smith knows. So, if Randy gives an assessment of that situation.

Mr. Sherman stated what I would suggest if we're going to take funds out of Contingency we need to get a resolution on the next agenda. If you vote tonight all you're doing is requesting us to bring back a resolution. So, if you do that it still gives you two weeks to maybe gather some more information, the resolution would be on at the next Board meeting and if you choose at that point to defeat it then that's it.

Alderman O'Neil stated it could end up being the best \$45,000 we would spend. My point is I don't know what we're spending it on. I have no idea. Is it for repairs, is it to buy material for volunteers, is it to hire somebody to do some design...I have absolutely no idea. CIP is meeting next week if you want to refer it there it also could be referred to Lands and Buildings...I don't know when they're meeting.

Mayor Baines stated I've got the solution, I think. I would accept an amendment which would be for it to refer it to CIP and then it would pass with an amendment to pass to go to CIP.

Alderman Gatsas asked with the resolution being funded?

Mayor Baines stated it would then go to CIP and then CIP would come back to the Board.

Alderman Gatsas stated with the funding in that amendment, I don't have a problem with that, your Honor.

Mayor Baines stated no wait a minute that was just a suggestion. Let me ask the City Solicitor...please, please...if the amendment were to refer it to CIP so they would pass that motion with a referral to CIP my understanding is it would just go to the CIP Committee and come back with a recommendation to the Board.

Alderman Gatsas interjected with the funding resolution in there so he could present it.

City Solicitor Clark replied it depends on what you're referring to CIP for. Are you referring it to CIP to review the whole matter or are you referring the transfer of Contingency funds to CIP with them reporting back to the Board.

Mayor Baines asked would that accomplish both things because they would consider it?

City Solicitor Clark stated Alderman Gatsas wants the fact that if it's referred to CIP that the CIP report comes back with a resolution.

Alderman Lopez stated clarification...it might go to CIP but there might be other areas that we can take that money out of and divert it up there.

Alderman Gatsas stated I don't have a problem with it so long as that comes in in the resolution.

Mayor Baines stated why don't we just accept the amendment...does anybody want to move on the amendment.

Alderman Lopez moved to refer it to CIP.

Alderman Gatsas asked is that with the resolution, your Honor?

Mayor Baines stated it's just to refer it to CIP.

Alderman Gatsas stated, your Honor, you already have a motion on the floor.

Mayor Baines stated yes this is the amendment.

Alderman Gatsas stated I didn't accept the amendment.

Mayor Baines stated you don't need to accept an amendment. Am I correct, Mr. Clark?

City Solicitor Clark replied you're correct, your Honor. Someone can move to make an amendment, it takes a vote to amend.

Mayor Baines called for a vote on the amendment.

Alderman Shea asked what is the amendment?

Mayor Baines replied just to refer it to CIP.

Mayor Baines called for a vote on the motion. The motion carried. The Clerk will now read the motion with the amendment.

Mayor Baines stated let's just move it forward and get it into committee, the horse is dead.

Deputy City Clerk Johnson stated my understanding is with the amendment that the main motion on the floor would be to refer the request for funding of Weston Tower to the CIP Committee.

A roll call vote was taken on the main motion to refer the request for funding of Weston Tower to the Committee on Community Improvement. Aldermen Gatsas, Guinta, Sysyn, Osborne, Porter, O'Neil, Lopez, Shea, DeVries, Garrity, Smith, Forest and Roy voted yea. Alderman Thibault was absent. The motion carried.

Alderman O'Neil asked who has the information on what's needed and can make sure it gets to this CIP Committee?

Alderman Gatsas replied I will talk to the Chairman of that Committee who is Jane Beaulieu and have her bring you everything along with Mr. Martel and give you a presentation.

Mayor Baines stated isn't Mr. Martel the Chairman.

Alderman Gatsas stated yes you're correct he is the Chairman. He has already talked to the masons about plans...

Mayor Baines stated he has pricings. I've seen him I organized the very first meeting on this issue.

Alderman Lopez stated the Alderman have to know too that the reason Jane Beaulieu with For Manchester the funds are going through For Manchester but Mr. Martel is the Chairman.

Mayor Baines stated and he's the driving force behind this.

Alderman Roy stated as I respect the Chair for recognizing me for not interrupting you I would ask the Planning Director to go ahead and look at the funds for the final roadways through the lower part of Derryfield Park, I believe funds are there that may be reallocated to this project.

There being no further business to come before the Board, on motion of Alderman Smith, duly seconded by Alderman DeVries, it was voted to adjourn.

A True Record. Attest.

City Clerk